

STAFF REPORT

HEARING DATE: Thursday, January 13, 2005

TO: Board of Design Review

FROM: Liz Jones, Associate Planner

PROPOSAL: **Crystal Spa**

LOCATION: 8635 SW Beaverton Hillsdale Highway
Map 1S1-14AD, Tax Lot 300 & 400

SUMMARY: The applicant requests Design Review Three, Parking Determination, Tree Plan Two, and Loading Determination approvals for the proposed development of a health spa. The Design Review application proposes to construct a single-story building approximately 11,500 square feet in size with associated landscaping, parking and lighting. The Parking Determination requests approval to allow shared parking with the other commercial developments on the subject site. The Tree Plan application requests the removal of approximately six (6) trees. Community Trees are trees with diameters greater than 10-inches at breast height. The Loading Determination application is a request to deviate from the loading berth requirements of Development Code Section 60.25.

APPLICANT John Finklea Architect, 3223 SW Naito Parkway, Portland, OR 97239

RECOMMENDATIONS: **DR2004-0064 (Crystal Spa Design Review Three):**
Approval subject to conditions identified at the end of this report.

PD2004-0001 (Crystal Spa Parking Determination-Shared Parking): **Approval** subject to conditions identified at the end of this report.

TP2004-0021 (Crystal Spa Tree Plan Three):
Approval subject to conditions identified at the end of this report.

LO2004-0002 (Crystal Spa Loading Determination):
Approval subject to conditions identified at the end of this report.

VICINITY MAP

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision</u>	<u>240-Day*</u>
DR2004-0064	May 14, 2004	Oct. 13, 2004	March 24, 2004	June 10, 2004
PD2004-0001	May 14, 2004	Oct. 13, 2004	March 24, 2004	June 10, 2004
TP2004-0021	May 14, 2004	Oct. 13, 2004	March 24, 2004	June 10, 2004
LO2004-0002	Nov. 19, 2004	Nov. 19, 2004	March 24, 2004	June 10, 2004

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Community Service (CS)	
Current Development	The site is a rectangular shaped parcel located off Beaverton Hillsdale Highway. The site is developed with an existing building and associated parking with an underdeveloped area at the northern rear portion of the property.	
Site Size	Approximately 1.89 acres	
NAC	West Slope	
Comprehensive Plan	<u>Land Use:</u> Corridor <u>Street Functional Classification Plan:</u> SW Beaverton Hillsdale Highway is designated as an "Arterial" street. <u>Bicycle Master Plan and Action Plan:</u> SW Beaverton Hillsdale Highway is designated as a street where sidewalks are existing and bike lanes are proposed.	
Surrounding Uses	<u>Zoning:</u> Surrounding Area: <u>North:</u> Washington County Residential <u>South:</u> Community Service (CS) & Office Commercial (OC) <u>East:</u> Washington County Commercial <u>West:</u> Washington County Commercial	<u>Uses:</u> Subject Property: Existing commercial building with primarily restaurant uses. Surrounding Area: <u>North:</u> residential. <u>South:</u> commercial. <u>East:</u> commercial. <u>West:</u> commercial.

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<u>Attachment B:</u> DR2004-0064 (Crystal Spa Design Review Three): The scope of the Design Review application proposes to construct a single-story building approximately 11,500 square feet in size with associated landscaping, parking and lighting.	DR-1 – DR-7
<u>Attachment C:</u> PD2004-0001 (Crystal Spa Parking Determination-Shared Parking): The scope of the Parking Determination requests approval to allow shared parking with the other commercial developments on the subject site.	PD-1 – PD-4
<u>Attachment D:</u> TP2004-0021 (Crystal Spa Tree Plan Two): The scope of the Tree Plan application requests the removal of more than four Community Trees within the project site, approximately six (6) Community Trees. Community Trees are trees with diameters greater than 10-inches at breast height.	TP-1 – TP-48
<u>Attachment E:</u> LO2004-0002 (Crystal Spa Loading Determination): The scope of the Loading Determination application is a request to deviate from the loading berth requirements of Development Code Section 60.25.	LO-1 – LO-3
<u>Attachment F:</u> Conditions of Approval	COA-10

Conditions of Approval:

In accordance with Development Code Section 10.65.8 and 50.95, modifications to a final decision, including approved conditions of approval, may be subject to a Modification of Conditions land use application requiring a public hearing with the original decision-making body.

Exhibit 1 Materials Submitted by Applicant dated December 23, 2004

Exhibit 2 Public Comments

Exhibit 2.1 John Turina, dated July 23, 2003, received by the City on December 9, 2004

Exhibit 2.2 Wilfried and Deanna Mueller-Crispin, dated December 23, 2004